

PLAT OF SURVEY

WEST 1/4 CORNER
SECTION 13, T3N R3W

TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 2.00 acres, more or less, and being described as follows:

Commencing at the Southwest corner of said Section 13; thence North 01° 01' 10" East 89.01 feet to a No. 6 rebar marking the point of beginning; thence North 01° 01' 10" East 9.99 feet along the East line of that property as described in Volume 1147, Page 12 as Document No. 701328, Grant County Registry to a 1" iron pipe; thence South 88° 58' 50" East 92.10 feet along a line of said property described in Volume 1147, Page 12 to a No. 6 rebar; thence North 19° 39' 10" East 48.20 feet along a line of said property described in Volume 1147, Page 12 to a 1" iron pipe; thence South 56° 12' 50" East 126.92 feet along a line of that property as described in Volume 920, Page 118 recorded as Document No. 641102, Grant County Registry to a No. 6 rebar; thence North 31° 44' 10" East 148.65 feet along a line of said property described in Volume 920, Page 118 to a point in the centerline of a township road known as Rockville Road; thence South 45° 04' 49" East 258.75 feet along said centerline; thence 4.56 feet on the arc of a curve to the right having a radius of 1333.00 feet and a long chord bearing South 44° 58' 56" East 4.56 feet along said centerline; thence South 44° 55' 11" West 299.48 feet to a No. 6 rebar; thence North 42° 48' 19" West 393.11 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.
That conformance with local ordinances are not guaranteed with this survey.
That this survey was prepared under the instructions of Mick Yoose.
That to the best of my knowledge and belief, this plat is an accurate representation thereof.
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

Dated this 11th day of June, 2010.

Revised this 23rd day of June, 2010. (MAP ONLY)

Larry L. Austin
Larry L. Austin, S-1903

0 80 160
SCALE 1" = 80'

The West line of the SW 1/4 of Section 13 is assumed to bear N 00°53'24" E.

HIGHWAY

#35 & #67

OLD "B"

ROCKVILLE ROAD

TRACT 2
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 2-24-2005
JOB NO. 04s237

TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 2-24-2005
JOB NO. 04s237

SOUTHWEST CORNER
SECTION 13, T3N R3W

LEGEND

- No. 6 x 24" rebar set with cap
- Aluminum Monument found with Grant County Aluminum Cap
- ⊞ Bernsten A-1 Monument found
- △ 1" diameter iron pipe found
- No. 6 rebar found
- + No monument set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- *** Approximate location of fence

SURVEYOR'S NOTES:

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished the surveyor.

Prepared for: MICK YOOSE



Austin
Engineering LLC
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JOB NO: 10s140
FIELDBOOK: 2321
G:\T3NR3W\14
H:\PLAT\T3NR3W\14\10s140-YODERS

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS-SB-BD

SHEET 1 OF 1

JUN 28 2010